

PLANNING COMMISSION MINUTES

December 5, 2023

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: : Bruce Haines, Steve Thiesse, Dave Anderson, Ray Gosmire, Chris Nebelsick, & Karen Wegleitner.
 - Dialed in: Mike Blaalid
 - Absent: Lewis Bainbridge & Jeff Bathke.
 - Guests: David Rauscher.
3. Consider the amended agenda. To add item # 8.
 - Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the Nov. 7, 2023 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by David & Brenda Rauscher of:
 1. +/- 55', creating a setback of +/- 20' from the proposed shed to the east property line, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is located in Lot 1 of River Bluff's Addition in the NW1/4 of Section 12, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: The applicant is requesting a variance due to the topography of the land and is unable to place proposed shed 75' back. He talked to his abutting neighbors about his project, and no one was opposed to the new building. The new approach will come off River Bluff Road. There are no issues with accessing utilities and not in a flood plain.

- Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye (phone), Anderson – aye, motion carried.

8. Consider a Plat of Tract 1 of Blindauer's Addition in the SE1/4 of the SE1/4 of Section 18, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota; at the request of Chad Blindauer.

This request is located in S.274' of the E.324' in the SE1/4 of Section 18, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the plat proposal. The applicant was not present to answer questions.

Discussion: The applicant platted land due to being described by measurements.

Variances are not needed at this time, but future setback variances may be needed due to the size of the lot.

- Motion by Dave Anderson, seconded by Chris Nebelsick, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Balaalid – aye (phone), Anderson – aye, motion carried.

9. Additional Comments from the Group

- None

10. Set date and time for next meeting – The board has switched the meeting date from January 2, 2024 to January 3, 2024 @ 1:15 P.M.

11. At 1:35 PM, a motion was made by Dave Anderson, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning